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# Citywide Janitorial Services

*excluding Denver International Airport*

American Facility Services Group, Inc.

- GENRL-202683988

CCS Facility Services – Colorado Inc.

- GENRL-202683966

Roth Property Maintenance, L.L.C.

- GENRL-202683981

**Department of General Services**

Adrina Gibson, Executive Director

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Nicol Suddreth, Citywide Contracts Manager

**April 14, 2026**

# Citywide Janitorial Services Overview

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- 88 Buildings | 7 Portfolios
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## Participating Agencies:

- General Services – 28 buildings
  - Denver Parks & Recreation – 45 buildings
  - Denver Human Services – 5 buildings
  - Department of Transportation and Infrastructure – 3 buildings
  - Department of Motor Vehicle – 2 buildings
  - Department of Safety – 4 buildings
  - Denver Public Library – 1 building
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# Services Covered by Contract

## Types of Cleaning

- Carpet and upholstery cleaning
- Countertop and desktop cleaning
- Dusting
- Exterior trash collection
- Floor polishing, stripping and waxing
- Floor sweeping and mopping
- Glass (spot cleaning only)
- Holding cell decontaminations
- Machine floor scrubbing
- Metal cleaning and polishing
- Restroom cleaning and dispenser service
- Trash and recycling collection
- Vacuuming

## Types of Cleaning

- Conference rooms and classrooms
- Courtrooms
- Elevators
- Gymnasium, exercise and wellness rooms
- Holding cells
- Kitchens and break rooms
- Lobbies, entrances, hallways and stairways
- Locker rooms
- Offices
- Restrooms
- Service areas

# Prevailing Wage Requirements and Compliance with Denver Wage Laws

- Contractors shall comply with Payment of Prevailing Wages Ordinance, Sections 20-76 through 20-79, D.R.M.C.
- Contractors shall comply with City's Minimum Wage and Civil Wage Theft Ordinances, Sections 58-1 through 58-26 D.R.M.C.

## Fringe Benefits Covered by Prevailing Wage

City contractors are required to pay no less than prevailing wage, including fringe benefits as predetermined by the Office of Human Resources. The contractor's obligation to pay fringe benefits may be met either by payment of the fringe benefits to bona fide benefit plans, funds, or programs or by making payments to the covered employees as additional pay in lieu of fringe benefits.

The Denver Auditor's Office Prevailing Wage Division must approve all fringe benefit packages.

1. Health Insurance
2. Paid Leave
3. Tools and Employer Costs
4. Pension, Vesting, and Retirement Plans

# Worker Retention

- Contractors shall comply with the City's Worker Retention Ordinance, Sections 58-31 through 58-34, D.R.M.C.
- Successor contractors are required to retain qualified employees from the previous contractor for a transition period of 90 days



# Procurement Overview

## Proposals Received

- 15 proposals received
- 12 proposals deemed responsive
- 3 awards issued

## Evaluation Criteria

- Organization background
- Organization capacity
- Service delivery plan
- Staff training plan
- Pricing
- Administrative document requirements
- Interview

## Evaluation Committee

- Stakeholder agencies (General Services, Parks & Recreation, Human Services)
- Contractor selection: American Facility Services Group, CCS Facility Services, and Roth Property Maintenance were evaluated and ranked as the top three contractors

# Best Value Request for Proposal Considerations

## Technical Responses

- Experience
- Staffing plan: City's Worker Retention Ordinance
- Management plan
- Management philosophy and quality control
- DSBO/subcontractors
- Training
- Employee screening
- Recording measures

## Interview

- Experience
- Litigation, DOL, or OSHA citations or investigations
- Logistical strategy
- Transition and implementation schedule
- Equipment and preventative maintenance program

## Pricing

- Cross-portfolio analysis validated competitiveness and the lowest evaluated pricing
- Alignment of pricing with technical approach, staffing plans, technology solutions, and demonstrated use of reporting

# New Contracts



**American Facility  
Services Group, Inc.**  
GENRL-202683988

## Summary:

- Local firm
- Holds MWBE and SBE certifications
- Awarded group 5

## Contract Term:

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

## Contract Maximum:

\$3,750,000.00

## MWBE Commitment:

100% (self-performing)

# New Contracts



**CCS Facility Services**  
– Colorado Inc.  
GENRL-202683966

**Summary:**

- Local firm
- Awarded groups 1, 2, 3, 4, and 6

**Contract Term:**

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

**Contract Maximum:**

\$21,750,000.00

**MWBE Commitment:**

25% (subcontractors: AlphaGreen Cleaning LLC & Metropolitan Services, Inc.)

# New Contracts



**Roth Property  
Maintenance, LLC**  
GENRL-202683981

## Summary:

- Local firm
- Holds MWBE and SBE certifications
- Awarded group 7

## Contract Term:

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

## Contract Maximum:

\$500,000.00

## MWBE Commitment:

100% (self-performing)

# Transition and Workforce Strategy

## Progress Snapshot

- Transition Planning Meeting held March 25, 2025, followed by weekly transition meetings
- Finalize Agreements
- Schedule employee onboarding events
- Complete onboarding compliance checkpoints
- Continue facility walk-throughs with agency contacts
- Implement performance management activities





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# Appendix



# Facilities Serviced by American Facility Services Group



*Minoru Yasui Building*

## **Group 5**

- Minoru Yasui Building
- Wellington E. Webb Municipal Office Building



*Webb Building*



# Facilities Serviced by CCS Facility Services

## Group 1

- City and County Building
- Fire Line Shop
- Police District 6

## Group 2

- Animal Shelter
- Metro SWAT
- Osage Transfer Building
- Police District 3
- Police District 4
- Wastewater Management Building
- Gary Price Building
- Fleet Maintenance Facility and Fueling Station
- National Western Stock Show Bldg.

## Group 3

- Cherry Creek Transfer
- 911 Communications Center
- Gang Unit
- Elbra M. Wedgeworth Municipal Building
- EEB/Police Transmitter
- Police Academy
- Police District 1
- Police District 2
- Police District 5
- Roslyn Complex
- Traffic Operations/Firing Range
- Vehicle Impound Facility
- Arie P. Taylor (General Services)
- DHS Eastside
- Arie P. Taylor (DHS)
- DHS on the Platte
- Richard T. Castro Building
- Northwest DMV
- Southeast DMV
- Moore Center
- Community Corrections Building 19
- Tooley Hall
- Youth Empowerment Center
- DHS Welcome Center



# Facilities Serviced by CCS Facility Services

## Group 4

- Lindsey-Flanigan Courthouse
- Police Crime Lab
- Rose Andom Center
- Van Cise-Simonet Detention Center
- Denver Central Library

## Group 6

- 20th Street Recreation Center
- Ashland Recreation Center
- Athmar Recreation Center
- Aztlan Recreation Center
- Barnum Recreation Center
- Carla Madison Recreation
- Central Park Recreation Center
- College View Recreation Center
- Community Recreation Center
- Cook Park Recreation Center
- Eisenhower Recreation Center
- Glenarm Recreation Center
- Green Valley Ranch Recreation
- Harvard Gulch Recreation
- Harvey Park Recreation Center
- Hiawatha Davis Recreation
- Highland Senior Recreation
- Johnson Recreation Center
- La Alma Recreation Center
- La Familia Recreation Center
- Martin Luther King Recreation
- Montbello Recreation Center
- Montclair Recreation Center
- Platt Park Recreation Center
- Rude Recreation Center
- Scheitler Recreation Center
- Southwest Recreation Center
- St. Charles Recreation Center
- 5090 Broadway Recreation Center
- Swansea Recreation Center
- Washington Park Recreation

# Facilities Serviced by Roth Property Maintenance

## Group 7

- Central Park Pavilion
- City Park Pavilion
- Chief Hosa Lodge
- Buffalo Bill Museum
- Fleming Mansion
- Molkeny Hall
- Mountain Parks Headquarters
- Parks Headquarters - Huron
- Washington Park Boathouse
- Mountain Parks Headquarters (New Office Building)
- Mountain Parks Headquarters (Ranger Office Building)
- Parks Operations Northeast District
- Parks Operations Southwest District - Kenyon Mtc. Facility
- Rosedale Maintenance Facility



*City Park Pavilion*